



SCALE: 1" = 10'

10 0 10 20 30 Feet

LEGEND:
▲ A/C
● TELEPHONE PEDESTAL
⊙ SANITARY SEWER MANHOLE
○ UTILITY POLE
⊞ WATER METER
— AERIAL ELECTRIC LINES
— WOOD FENCE
— CHAIN LINK FENCE
— CONCRETE

LOT 1, BLOCK 1
TAHOE APARTMENTS
PLAT 503/195

METES AND BOUNDS DESCRIPTION
OF A
0.344 ACRE TRACT
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING
SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY,
TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.345 ACRES AS DESCRIBED BY A
DEED TO EAST COLOR, INC., RECORDED IN VOLUME 1826, PAGE 110 OF THE OFFICIAL PUBLIC
RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE WESTERLY LINE OF E. 29TH STREET
MARKING THE NORTHEAST CORNER OF SAID 0.345 ACRE TRACT AND THE SOUTHEAST CORNER
OF ANOTHER CALLED 0.345 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES C. BRUNSON AND
WILLIAM O. BRUNSON RECORDED IN VOLUME 1236, PAGE 625 OF THE OFFICIAL RECORDS OF
BRAZOS COUNTY, TEXAS;

THENCE: S 16° 13' 07" E ALONG THE WESTERLY LINE OF E. 29TH STREET FOR A DISTANCE OF
99.85 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID FIRST
0.345 ACRE TRACT AND A NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, TAHOE APARTMENTS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 503, PAGE 195 OF THE DEED RECORDS OF
BRAZOS COUNTY, TEXAS;

THENCE: S 73° 46' 00" W ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE TRACT AND
SAID LOT 1 FOR A DISTANCE OF 150.09 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE
SOUTHWEST CORNER OF SAID FIRST 0.345 ACRE TRACT AND AN INTERIOR CORNER OF SAID LOT
1;

THENCE: N 16° 06' 31" W CONTINUING ALONG THE COMMON LINE OF SAID FIRST 0.345 ACRE
TRACT AND SAID LOT 1 FOR A DISTANCE OF 99.76 FEET TO A 1/2 INCH IRON ROD FOUND
MARKING THE COMMON CORNER OF SAID FIRST AND SECOND CALLED 0.345 ACRE TRACTS;

THENCE: N 73° 44' 00" E ALONG THE COMMON LINE OF SAID 0.345 ACRE TRACTS FOR A
DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING CONTAINING 0.344 OF AN ACRE OF
LAND AS SURVEYED ON THE GROUND JUNE 2006. THIS LINE WAS USED FOR BEARING
ORIENTATION HONORING THE DEED CALL BEARING OF FIRST SAID 0.345 ACRE TRACT, 1826/110.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

N/F
JAMES C. BRUNSON AND
WILLIAM O. BRUNSON
0.345 ACRE TRACT
1236/625
(NOT PLATTED)

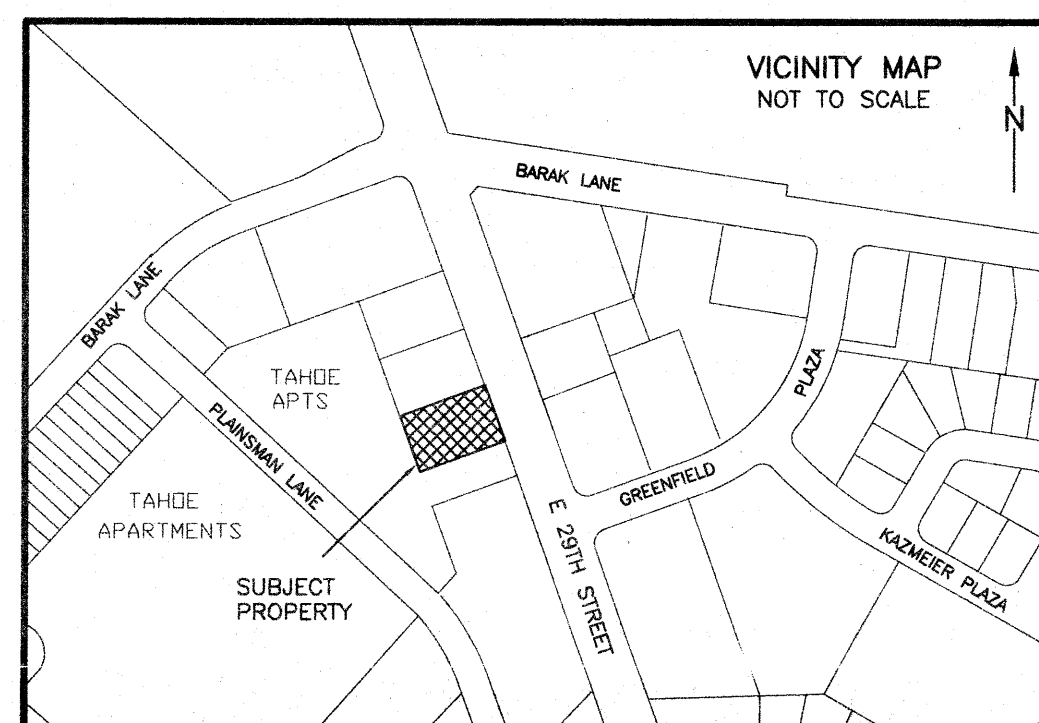
EXISTING 1 STORY METAL COMMERCIAL BUILDING
3514 E. 29TH STREET

LOT 1
0.344 AC.
14971 sq. ft.

LOT 1, BLOCK 1
TAHOE APARTMENTS
PLAT 503/195

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE
DEED CALL BEARING OF 1236/625.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED
FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS,
COMMUNITY PANEL NO. 48041C0134 C, DATED JULY 2, 1992.
3. SUBJECT PROPERTY IS CURRENTLY ZONED "R" - RETAIL.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH
CITY OF BRYAN S.D.R.O.
5. CONTOURS SHOWN HEREON OVERLAID AND INTERPOLATED
FROM CITY OF BRYAN DIGITAL MAPS.
6. EXISTING BUILDING WAS BUILT BEFORE THE CURRENT BUILDING
SETBACK LINES WERE ESTABLISHED AND IS THEREFORE "GRANDFATHERED"
UNTIL SUCH TIME AS THE EXISTING STRUCTURE IS REMOVED. ANY
NEW STRUCTURE AND/OR IMPROVEMENTS WILL BE REQUIRED TO
MEET CURRENT CITY OF BRYAN ORDINANCES AND STANDARDS.

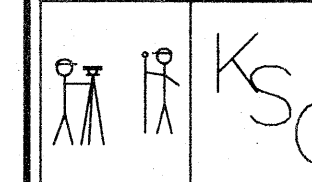


PRELIMINARY PLAN

OF
LOT 1

GestHand CAPITAL ADDITION

0.344 ACRES, RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 10 FEET
SURVEY DATE: 06-16-06
PLAT DATE: 07-17-06

JOB NUMBER: 06-488
CAD NAME: 06-488P
CR5 FILE: 06-358 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: GestHand CAPITAL, LLC
4705 ST. ANDREWS
COLLEGE STATION, TEXAS 77845
PHONE (979) 268-6882

Received

JUL 19 2006

Development & Engineering
Services